

The Villages®

Community Development Districts

District 2

**Preliminary Financial Statement Summary
As of September 30, 2023**

Note: Routine analysis of year-end accruals are still in process and will be finalized with the audit report.

Revenues

Year-to-Date Revenues (YTD) of \$1,354,000 are greater than Prior Year-to-Date (PYTD) revenues of \$1,097,000 and at 113% of the annual budgeted revenue of \$1,198,000.

- The District has received 102% of the budgeted maintenance assessments to date. Sumter County collects the annual tax bill's maintenance assessments and remits them to the District, net a 2% collection fee. The majority of assessments are collected from November through March. There was no change in maintenance assessments levied in FY 2023.
- Investment earnings of \$132,000, (\$61,000 realized gains and \$71,000 unrealized gains) are greater than Prior Year-to-Date earnings of (\$108,000). There is no investment income budgeted this year. LTIP and FLGIT interest earnings are a month in arrears.

The District has received 102% of the anticipated revenues through the county tax collections while the expenses will be incurred ratably over the 12 months. *As of September 30, 2023, 100% of the year has lapsed.*

Expenses and Other Changes

Year-to-Date Operating Expenses of \$1,087,000 are greater than Prior Year-to-Date expenses of \$1,043,000. Total Year-to-Date spending is at 84% of the amended budget expenses of \$1,292,000.

- Management and Other Professional Services include Management Fees, Deed Compliance Services, and Tax Collector Fees. There was no change in Management Fees in FY 2023.
- Utility Services include Electricity and Irrigation Water expenses; Year-to-Date spending is 97% of budgeted expenses of \$42,000.
- Building, Landscape, and Other Maintenance Expenses totaling \$729,000 are greater than the Prior Year-to-Date of \$686,000. A large portion of Year-to-Date expenses is for Landscape Maintenance. The budget for Recurring Landscape Maintenance makes up 46% of this line item. Additional expenses include Storm Water Cleaning, Inspections of Drainage Pipes, and Villa Sign Wall Painting.
- Capital Outlay totals \$195,000 Year-to-Date. Expenditures incurred were for Villa De La Ramona Mill & Overlay and El Camino Fence Replacement & Painting.
- Other Expenses include Casualty & Liability Insurance, Advertising, and Other Miscellaneous expenses.
- Funding reserves have been budgeted for the Road R&R in the amount of \$80,000.

Change in Unreserved Net Position

Year-to-Date decrease in Unreserved Net Position of (\$9,000) is less than Prior Year-to-Date of (\$195,000). Based on anticipated revenue and expenditures for the year, the District expects Unreserved Net position decrease to be less than the amended budgeted reduction of Unreserved Net Position of (\$381,000).

Investment Earnings:

The following table outlines the Current Month Annualized Return and One Month Rate of Return earnings by investment category:

	CFB	FLCLASS	FL PALM	FL-FIT	FLTRUST***	LTIP***
Current Month Annualized Return*	4.88%	5.47%	5.53%	4.98%	4.72%	10.61%
One Month Rate of Return**	0.41%	0.46%	0.46%	0.42%	0.39%	-3.70%
Prior FY 2022	0.18%	2.54%	2.65%	2.14%	-0.81%	-3.36%

*Current Month Annualized Return is the annual return expected based on the past months return.

**One month rate of return is the actual rate of return over the prior month.

***Rate listed is one month in arrears.

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Statement of Activity						
For the Twelve Months Ending September 30, 2023 (100% of the budget year)						
Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
			REVENUES:			
\$ 1,198,350	\$ 1,198,350	102%	Maintenance and Other Special Assessments	\$ 1,220,854	\$ 1,203,032	\$ 17,822
-	-	0%	Other Income	836	1,697	(861)
-	-	0%	Investment Income	132,184	(107,694)	239,879
<u>1,198,350</u>	<u>1,198,350</u>	113%	Total Revenues:	1,353,874	1,097,035	256,840
			EXPENSES:			
17,251	17,251	74%	Personnel Services	12,723	11,500	1,223
333,668	333,718	88%	Management and Other Professional Services	292,823	298,837	(6,014)
42,398	42,398	97%	Utility Services	41,271	40,100	1,172
853,413	884,733	82%	Building, Landscape and Other Maintenance	729,238	685,770	43,467
<u>8,605</u>	<u>13,555</u>	<u>84%</u>	Other Expenses	11,420	7,283	4,137
1,255,335	1,291,655	84%	Total Operating Expenses	1,087,476	1,043,490	43,986
88,739	207,792	94%	Capital Outlay - Infrastructure and FFE	195,133	168,394	26,739
<u>80,000</u>	<u>80,000</u>	<u>100%</u>	Transfers out of Unrestricted Fund	80,000	80,000	-
168,739	287,792	96%	Total Other Changes	275,133	248,394	26,739
<u>1,424,074</u>	<u>1,579,447</u>	<u>86%</u>	Total Expenses and Other Changes:	1,362,610	1,291,884	70,725
<u>\$ (225,724)</u>	<u>\$ (381,097)</u>		Change in Unreserved Net Position	<u>\$ (8,735)</u>	<u>\$ (194,850)</u>	<u>\$ 186,114</u>
			Total Cash, Net of Bond Funds	<u>\$ 1,913,593</u>	<u>\$ 1,889,247</u>	<u>\$ 24,346</u>
			Fund Balance			
			Unassigned	728,370	737,105	
			Restricted - Capital Project, Phase I	23,412	23,412	
			Restricted - Capital Project, Phase II	2,552	2,552	
			Committed R and R General	719,416	719,416	
			Committed R and R Villa Roads	<u>362,287</u>	<u>282,287</u>	
			Total Fund Balance	<u>\$ 1,836,037</u>	<u>\$ 1,764,773</u>	<u>\$ 71,265</u>